

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1902.3D (211.2, 211.4) to permit a front yard setback of 5 feet in lieu of the required 25 feet and to allow a rear yard setback of 2 feet instead of the required 30 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Our house lies on a long, narrow lot. In order to locate this style of house on the lot, the builder situated the entrance facing a side property line (unlike virtually all other houses of this and other styles in the Scotts Hill development). We wish to build a 2-car garage, in the immediate vicinity of the entrance, for protection of our cars against weather and vandalism. There is no other location on the property suitable for a garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) (Type or Print Name)
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____
 Address for Petitioner: _____
 (Type or Print Name) _____
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 Name _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1981, at _____ o'clock _____ A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #208 (1979-1980)
 Property Owner: Armand J. and Helen M. Gold
 1103 Scotts Hill Drive, 100' N. of Smoke Tree Rd.
 Existing Zoning: R-5.5
 Proposed Zoning: Variance to permit a front setback of 5' in lieu of the required 25'.
 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Comments

Baltimore County Highway and utility improvements are not directly involved and are as required by Public Works Agreement #6100, entered in conjunction with the development of Scotts Hill, of which, this property is Lot 2, Block "C", Plat No. Five, Scotts Hill, recorded M.J.R. 27, Folio 115.

Development of this property through striping, grading and stabilization will result in a sediment pollution problem, draining private and public holdings down stream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There is a 10-foot wide drainage and utility easement centered upon the southerly property line of this property. The Petitioner is cautioned that no encroachment by construction of any structure, including footings as permitted within County right-of-way and utility easements.

The construction and/or reconstruction of curbs, sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

Fire hydrants are not located within 500 feet of this property.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 23, 1981

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Mr. & Mrs. Armand J. Gold
 1103 Scotts Hill Drive
 Baltimore, Maryland 21208

RE: Item No. 221
 Petitioner - Armand J. Gold, et ux
 Variance Petition

Dear Mr. & Mrs. Gold:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to your existing dwelling, this hearing is required. Because of the orientation of the front door of the dwelling, the petition was advertised as a proposed front setback request. However it appears that when the house was constructed the permit was approved with the understanding that the front was actually on Scotts Hill Drive. After discussing this with my supervisor, Mr. James Dyer, he felt that the petition should be advertised as submitted, and this matter could be discussed at the scheduled hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bac

Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

July 7, 1981

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #221 (1980-1981)

Property Owner: Armand J. & Helen M. Gold
 E/S Scotts Hill Drive 100' N. of Smoke Tree Road
 Acres: 65/119.20 x 185/151.80 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 68 (1979-1980) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item (1980-1981).

Very truly yours,

[Signature]
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:EAM:FWR:as

cc: Jack Wimbley

P-SE Key Sheet
 26 NW 25 Top. Sheet
 NW 7 G Topo
 78 Tax Map

Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner

Office of Planning and Zoning Date: June 15, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Item

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #204 - Michael B. and Mary Lynn Phillips
- Item #205 - Randall M. Hall
- Item #206 - John & Margaret Jensen
- Item #211 - Orville I. & Norma E. Wilson
- Item #214 - John E. & Alice M. Parks
- Item #215 - Fairgrounds Business Center Company
- Item #216 - James W. & Barbara H. Houck, Jr.
- Item #220 - Richard P. & Sally A. Rakowski
- Item #221 - Armand J. & Helen M. Gold
- Item #223 - Nottingham Village, Inc.
- Item #224 - Reuben & Sara Rice
- Item #225 - Peggy W. Downes
- Item #228 - Geoffrey G. Auffarth, et al
- Item #229 - Maxine R. Hopkins
- Item #235 - Robert V. & Bessie M. Selty
- Item #237 - Evelyn G. Snedegar
- Item #238 - Earl S. & Charlene B. Orley

[Signature]
 Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

Item #208 (1979-1980)
 Property Owner: Armand J. and Helen M. Gold
 1103 Scotts Hill Drive, 100' N. of Smoke Tree Rd.
 Existing Zoning: R-5.5
 Proposed Zoning: Variance to permit a front setback of 5' in lieu of the required 25'.
 District: 2nd

Comments

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item (1979-1980).

Very truly yours,

[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

ENCLOSURES

cc: J. Wimbley
 M. Hamblin

P-SE Key Sheet
 26 NW 25 Top. Sheet
 NW 7 G Topo
 78 Tax Map



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3211

NORMAN E. GERBER
 DIRECTOR

July 7, 1981

Mr. William Hammond, Zoning Commissioner
 Zoning Advisory Committee
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #221, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Armand J. and Helen M. Gold
 Location: E/S Scotts Hill Drive 100' N. of Smoke Tree Road
 Acres: 65/119.20 X 185/151.80
 District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
 John L. Wimbley
 Planner III
 Current Planning and Development

MSF/1em

PETITION FOR VARIANCE

2nd DISTRICT

ZONING: Petition for Variance
 LOCATION: East side of Scotts Hill Drive, 100 ft. North of Smoke Tree Rd.
 DATE & TIME: Tuesday, August 4, 1981 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 5 feet in lieu of the required 25 feet, and to allow a rear yard setback of 12 feet instead of the required 30 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (211.2, 211.4) - minimum front yard and rear yard setbacks in a D.R. 5.5 Zone

All that parcel of land in the 2nd District of Baltimore County

Being the property of Armand J. Gold, et ux, as shown on plat plan filed with the Zoning Department!

Hearing date: Tuesday, August 4, 1981 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM F. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Petition for Zoning Variance from Area and Height Regulations

Armand J. and Helen M. Gold
 1103 Scotts Hill Dr.
 Pikesville, Maryland 21208

Description of Variance

Beginning at a point on the east side of Scotts Hill Drive, 100'± north of the intersection of Scotts Hill Drive and Smoke Tree Road. Known as Lot #2, Block "G" as shown on plat of "Scotts Hill"; recorded in the land records of Baltimore County in Plat Book 27, Folio 115.

Also known as #1103 Scotts Hill Drive.



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

July 30, 1981

Mr. and Mrs. Armand J. Gold
 1103 Scotts Hill Drive
 Pikesville, MD 21208

RE: Petition for Variance
 E/s Scotts Hill Dr., 100' N of Smoke Tree Rd.
 Case #82-30-A

Dear Mr. and Mrs. Gold:

This is to advise you that \$57.65 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
 WILLIAM E. HAMMOND
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 100422

DATE 8/4/81 ACCOUNT 01-662
 AMOUNT \$57.65
 RECEIVED FROM Armand J. Gold
 FOR Posting & Advertising of Case #82-30-A
 \$146.00 4 57.65
 VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR VARIANCE
 2ND DISTRICT
 ZONING: Petition for Variance
 LOCATION: East side of Scotts Hill Drive, 100 ft. North of Smoke Tree Rd.
 DATE & TIME: Tuesday, August 4, 1981 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Petition for Variance to permit a front yard setback of 5 feet in lieu of the required 25 feet, and to allow a rear yard setback of 12 feet instead of the required 30 feet.
 The Zoning Regulation to be excepted as follows:
 Section 1B02.3B (211.2, 211.4) - minimum front yard and rear yard setbacks in a D.R. 5.5 Zone
 All that parcel of land in the 2nd District of Baltimore County
 Beginning at a point on the east side of Scotts Hill Drive, 100'± north of the intersection of Scotts Hill Drive and Smoke Tree Road, known as Lot #2, Block "G" as shown on plat of "Scotts Hill"; recorded in the land records of Baltimore County in Plat Book 27, Folio 115.
 Also known as #1103 Scotts Hill Drive
 Being the property of Armand J. Gold, et ux, as shown on plat plan filed with the Zoning Department
 Hearing Date: Tuesday, August 4, 1981 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

A 2998

Pikesville, Md., July 15, 1981

IS IS TO CERTIFY, that the annexed advertisement is published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 4th day of August, 1981

he first publication appearing on the 15th day of July, 1981
 the second publication appearing on the day of 1981
 the third publication appearing on the day of 1981

THE NORTHWEST STAR

Manager

Cost of Advertisement \$33.60

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

August 13, 1981

Mrs. & Mrs. Armand J. Gold
 1103 Scotts Hill Drive
 Pikesville, Maryland 21208

RE: Petition for Variances
 E/S of Scotts Hill Drive, 100' N of Smoke Tree Road - 2nd Election District
 Armand J. Gold, et ux - Petitioners
 NO. 82-30-A (Item No. 221)

Dear Mr. & Mrs. Gold:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
 People's Counsel

Mr. & Mrs. Armand J. Gold
 1103 Scotts Hill Drive
 Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of June, 1981

WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Armand J. Gold, et ux
 Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received this 12 day of May, 1981.

Filing Fee \$25.00 Received: ☒ Check
☐ Cash
☐ Other

Item # 221

William E. Hammond, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 096965

DATE 7/6/81 ACCOUNT 01-662
 AMOUNT \$25.00
 RECEIVED FROM Armand J. Gold
 FOR Filing Fee for Case #82-30-A
 \$75.00 0 25.00
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

82-30-A

District 2nd Date of Posting 7/12/81
 Posted for: Armand J. Gold, et ux
 Petitioner: Armand J. Gold, et ux
 Location of property: E/s Scotts Hill Drive, 100' N of Smoke Tree Road
 Location of Signs: East side of Scotts Hill Drive, approx. 100' north of Smoke Tree Road
 Remarks:
 Posted by: J. D. Smith Signature
 Number of Signs: 1 Date of return July 23, 1981

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: UCR	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>									
Previous case:	Map # 2C									

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., July 15, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~on one time~~ before the 14th day of August, 1981, the first publication appearing on the 16th day of July, 1981

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$ 19.25

PETITION FOR VARIANCE 2ND DISTRICT

ZONING: Petition for Variance
 LOCATION: East side of Scotts Hill Drive, 100 ft. North of Smoke Tree Rd.
 DATE & TIME: Tuesday, August 4, 1981 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Petition for Variance to permit a front yard setback of 5 feet in lieu of the required 25 feet, and to allow a rear yard setback of 12 feet instead of the required 30 feet.
 The Zoning Regulation to be excepted as follows:
 Section 1B02.3B (211.2, 211.4) - minimum front yard and rear yard setbacks in a D.R. 5.5 Zone
 All that parcel of land in the 2nd District of Baltimore County
 Beginning at a point on the east side of Scotts Hill Drive, 100'± north of the intersection of Scotts Hill Drive and Smoke Tree Road, known as Lot #2, Block "G" as shown on plat of "Scotts Hill"; recorded in the land records of Baltimore County in Plat Book 27, Folio 115.
 Also known as #1103 Scotts Hill Drive
 Being the property of Armand J. Gold, et ux, as shown on plat plan filed with the Zoning Department
 Hearing date: Tuesday, August 4, 1981 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 BY ORDER OF
 WILLIAM E. HAMMOND
 Zoning Commissioner
 of Baltimore County
 July 16

